

**CITY OF BEVERLY
PUBLIC MEETING MINUTES
AS AMENDED**

Board: Beverly School Building Committee – Meeting #11
Joint Meeting of the School Building Committee, Beverly School
Committee and Beverly City Council

Date: June 9, 2015

Location: Beverly High School, Media Center 100 Sohier Road

Members Present

Mayor Michael Cahill
David Gelineau, Purchasing Agent
Mike Collins, Commissioner of Public Services
Stacy Bucyk, Special Education Administrator Beverly Public Schools
Bryant Ayles, Finance Director
George Binns, School Building Committee Member
Bob Griffin, School Building Committee Member
William Guzowski, School Building Committee Member
Joseph Remondi, School Building Committee Member
Todd Surette, School Building Committee Member
Betsey Desmond, School Building Committee Member
Roy Gelineau, School Building Committee Member
Judy Miller, Director of Technology, Beverly Public Schools
Robert Fortado, Facilities Engineer, Department of Public Services
Dr. Stephen Hiersche, Superintendent of Schools
Denise Deschamps, Economic Development Planner
Jennifer Badershall, School Building Committee Member
Sue Charochak, Assistant Superintendent of Schools
Kris Silverstein, School Committee
Annmarie Cesa, School Committee
Matt Kavanaugh, School Committee
Lorinda Visnick, School Committee
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Tom Ellis, Heery Area Manager
Mark Lydon, Heery Project Manager
Robert Gilchrist, Agostini - Bacon, Project Manager
Stephen Agostini, Agostini –Bacon, Principal

Recorder: This meeting was recorded on BevCam and transcribed by Eileen Sacco

Mayor Cahill called the meeting to order at 6:30 p.m. and explained that this is a joint meeting of the Beverly School Committee and the Beverly School Building Committee, and asked those present to rise for the Pledge of Allegiance.

Approval of Minutes

Beverly School Building Committee
Draft Minutes – June 9, 2015

The minutes of the BSBC meeting held on May 14, 2015 were presented for approval. Mayor Cahill moved approval of the minutes of the May 14, 2015 meeting as amended. Mr. Binns seconded the motion. The motion carries.

Mark Lydon addresses the SBC and informs the members that MSBA is requiring an updated Local Actions and Approvals Letter along with other information to verify that the SBC supports the current version of the building schematic with the open space and where we have a more efficient site layout.

Mayor Cahill explains that the totality of the changes is that we opened up the closed courtyard. Lydon agrees.

Ellis explains that Jennifer Badershall raised the question at the last meeting of whether we would have to reach out to MSBA regarding the changes and they did that and they indicated that they just want confirmation that the School Building Committee supports the changes to the plan.

Paragraph – Amended:

Mayor Cahill made the following motion: *that the Beverly School Building Committee agrees the revised plans prepared by the Architect and reflected in the updated floor plan are an improvement to the overall efficiency of the site and compliments and supports the educational program, and the SBC approves and authorizes the OPM to submit updated local action documentation and preferred schematic to the Massachusetts School Building Authority.* Dr. Hiersche seconds the motion. The motion carries (15-0). Mayor Cahill verified that this vote represents a quorum of the SBC.

Lydon updated the committee on the Construction Manager Selection process. He informed the members that in all four CM firms were interviewed and Bacon Agostini was selected unanimously. He introduced Bob Gilchrist and Stephen Agostini to the members of the Committee.

Mayor Cahill reported that Bob Gilchrist and Stephen Agostini have joined the team and have started working. Mayor Cahill reported that they interviewed 4 firms and the selection committee was unanimous after hearing all of the presentations to hire Agostini and Bacon. He notes that they are very excited to hire them and he feels that we have a fantastic team in place. He also notes that they are currently the construction manager's for the Peabody Higgins Middle School project.

Bob Gilchrist addresses the Committee and informed them that Bacon Agostini has worked with both Ai3 and Heery on prior projects all over New England and they are looking forward to this project. He shared a schedule that identified the preconstruction services completed to date as well as items to be completed as the preconstruction phase progresses.

Gilchrist shows slides indicating work that they have done to date and where they are in the process. He notes that they are looking at the demo of the Memorial building and shared scope and schedule information related to early packages. He shared a slide showing their proposed

“early package” schedule noting that early packages may include: Abatement and Demolition of the Memorial Building (Jan-Mar ’16), site work/GCC/Pile package (Apr-Jun ’16), footing/foundation package Jul-Sep ’16), structural steel package (Sep-Dec ’16). He notes that trade bids are expected late in 2016.

Gilchrist reported that they held a site visit to Medford to look at Geopiers (ground improvement) as a possibility for this project. He notes that a building information and modeling meeting is scheduled for next Thursday. He also explains that they are gathering info for the schematic design estimate which is due on July 24, 2015 and conferences are scheduled to work on the submission that is due in August to MSBA.

Gilchrist explains that the budgeting and cost estimate bonds insurance was estimated at \$4.16 million dollars and their estimates are \$2.64 million which is a savings of \$1.5 million. He notes that the Mayor was very clear that they are not willing to sacrifice quality in any of the project and they feel that these estimates does not do that.

Gilchrist explains that they have been focusing on piers vs concrete piles and notes that if they can go with geo columns it would be possible to eliminate grade beams and structural slabs and would be a savings. The other item they have looked at earlier is to less escalation costs. He notes that there would be a saving on wage increases the earlier they do the packages. He explains that working on the structure of the building Oct-Dec saving general conditions costs because they are not doing it in the winter saving on heat etc. He also notes that they are looking for savings on ancillary costs to save money as well.

Dr. Hiersche asks for a clarification on the geo concrete columns use on the site. Gilchrist explains that it depends on what they find on the site explaining that when they visited Medford they found that they can only drill up to 50 feet and there are some areas on our site that are 55 and 62 feet deep. He states that they contacted two other vendors that have the capability to dig deeper with their process and would be able to look at the analysis to determine if they can do it. He also explains that the Phase II soil boring tests began on June 2nd and they will have more information around the building footprint.

Gilchrist informed the committee we are looking at options to stabilize the soil especially the clay underlying the existing Memorial site. Geo Concrete Columns (GCC’s) are a soil stabilization method that may eliminate the need for more costly pile caps, grade beams, and structural slab if deemed feasible. Bob indicated that additional geotechnical investigation was underway and we expected to know shortly if GCC’s are feasible for this project.

Gilchrist reported that Ai3 will provide copies of the estimating package to the three independent estimating teams (Designer/OPM/CM) on July 03, 2015. He explains that the estimates will be done over a two week period and then they will be reconciled.

Ellis explains that one of the reasons that Agostini – Bacon was the successful candidate for the Construction Management of the project is because they have a Building Information Modeling person who is experienced and it is a valuable tool in a project of this magnitude.

Update on Design

Dunlap and Randall delivered an updated design presentation showing renderings of the building exterior from multiple view locations. Dunlap explains that they are trying to express a little bit of the structure with the use of natural materials.

Randall explains that the slides that they are showing the Committee show the benefit of having the building peeling away from Cabot Street noting the entrance to the building and the nice presence it will make on the Cabot Street site.

Dunlap explains that the images they are showing the forming and the mass of the building on the site. He note that the elements around the site such as landscaping do not match the site plan.

Randall explains that they are considering taking the natural material of the building outside and notes that there are a number of products that that can be used instead of wood and notes that they are not proposing to use wood siding on the exterior of the building.

They also shared very preliminary interior perspectives to provide a sense of scale and volume.

Binns asked about the large amount of glazing and expressed concern for the heat from the sun load. Dunlap indicated that as the design progresses they will continuously work with engineers and the energy model to balance the desire for transparency and the need to be energy efficient.

Dunlap explains that the designer is looking at leaving a lot of the areas exposed to view, to show the structure and systems. He mentioned the new building code will provide more flexibility and allow larger areas/volumes.

Dunlap stated they are looking to use a cost effective combination of steel and timber in the building structural systems.

Badershall asked about “daylighting” in the northwest corner. Dunlap explains that there was quite a lot of glazing which will be looked at during design development and will be balanced with information from the energy model.

Randall explains to the committee we will meet the LEED requirements which require an efficient building.

Ayles asked about using wood in exterior locations. Dunlap explains that composite materials that look like wood are being considered for the exterior.

Guzowski expressed concerns for using wood. Dunlap explains that wood timbers actually maintain their structural integrity better than steel. He further stated the Fire Chief prefers using heavy timber to steel.

Badershall cautioned that warranties on wood products may be limited if subjected to adverse environmental conditions.

Other Business

Lydon provided update on Schedule and Budget. He explains that the project continues tracking to the schedule. He also explains that the project is tracking to budget and available uncommitted funds were allocated for the CM preconstruction services and the additional geotechnical investigation.

Ellis updated the committee on the recent MSBA board meeting. He reported the MSBA has concurred with the staff recommendation to increased the Building Cost cap from \$287/sf to \$299/sf., and they will be voting on that that their next meeting as it was not on their agenda for the last meeting.

Mayor Cahill informed the committee the Project team will make a presentation to the City Council on Monday evening June 15, 2015 and invited the SBC members to attend. He explains that the City Council has a public hearing on the City Budget that evening as well and reported that the School Building presentation will be held following the public hearing. He suggests that members arrive at the meeting at 7:30 p.m. if they are planning on attending.

Miller commented that the design is “Stunning.”

Next Meeting

Mayor Cahill thanked everyone for attending the meeting this evening and noted that the next meeting of the School Building Committee will be held on Tuesday, July 14, 2015 at 6:30 p.m. Discussion was held on the possibility of the need for a second meeting in July noting that the September deadline is approaching.

Mayor Cahill stated that they will be meeting next week after the City Council presentation and they will see where they stand and send an email about meeting dates.

Adjournment

The meeting was adjourned at 7:30 p.m.